

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Development Variance Permit

NO. DVP00056

Owners: Attila and Jennifer Meszaros

Lands: PID 009-337-288
Lot 6, Suburban Lot 51, Esquimalt District, Plan 61A

Address: 398 Constance Avenue, Esquimalt, B.C.

Conditions:

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

Zoning Bylaw, 1992, No. 2050, Section 36. (9)(a)(ii) – Siting Requirements – Principal Building - A 2.9 metre decrease to the requirement that no principal building shall be located within 3.0 metres of an Interior Side Lot Line, specifically for the deck located at the rear of the principal building. [ie. from 3.0 metres to 0.1 metres].

3. Approval of this Development Variance Permit has been issued in general accordance with the architectural drawings prepared by MTG Drafting, stamped "Received April 27, 2017", and sited as detailed on the survey plans prepared by Kenneth Ng, BCLS stamped "Received April 27, 2017", attached hereto as Schedule 'A'.
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.

5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE _____ DAY OF JUNE, 2017.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS _____ DAY OF JUNE, 2017.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

B.C. LAND SURVEYOR'S SITE PLAN OF:

LOT 6, SUBURBAN LOT 51, ESQUIMALT

DISTRICT, PLAN 61A

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width by
297mm in height (B size) when plotted at a scale of 1:200

Parcel Identification Number (PID):
009-337-288

SITE AREA
501 +/- m²

Municipality
Esquimalt

CIVIC ADDRESS
398 CONSTANCE AVE,
VICTORIA, BC

ZONING
RS-3

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This document was prepared for the exclusive use of our client, MESZAROS, ATTLA

*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

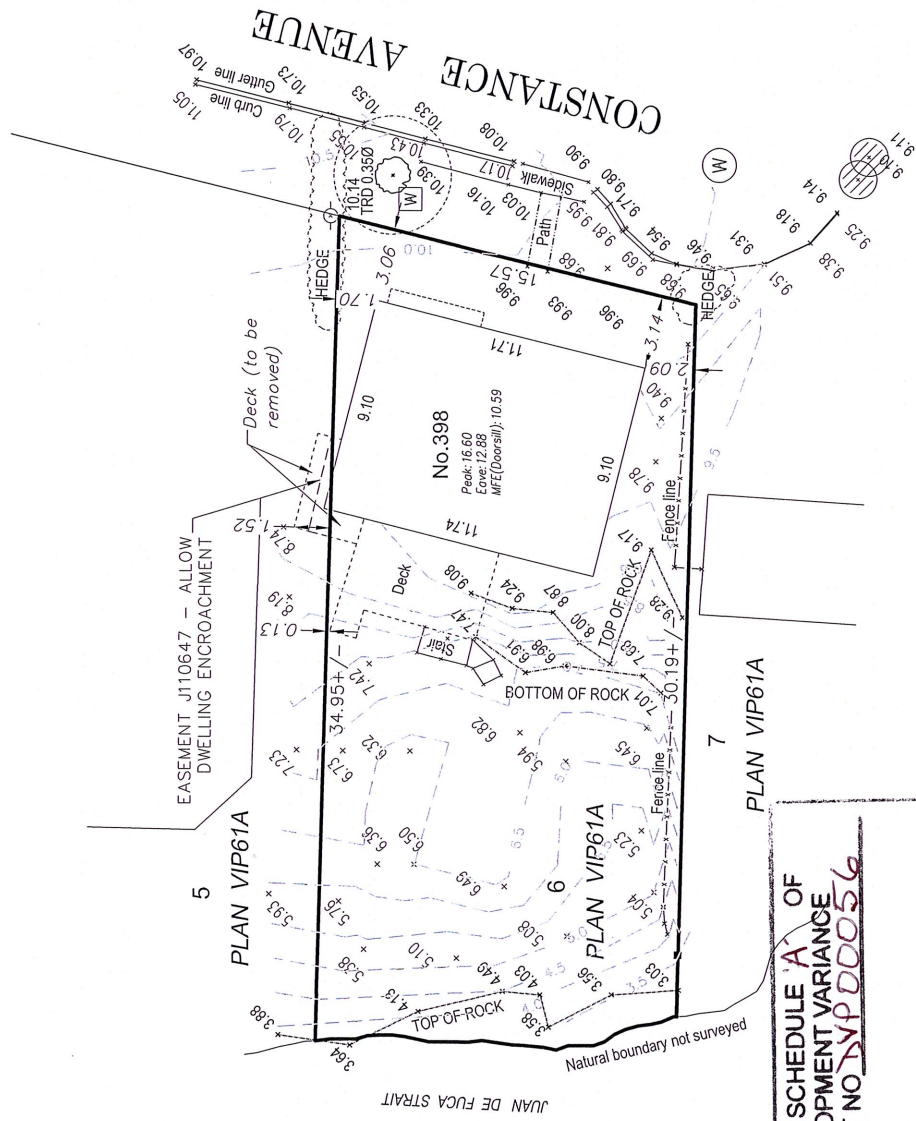
FILE: 11404
DWGDATE: 1140-388-CONSTANCE 2017-3-27

Explorer
Land Surveying Inc
101 - 2610 Douglas Street
Victoria, B.C. V8T 4M1
email: kenneth@explorersurvey.com

LEGEND

Elevations are geodetic based on Integrated survey monument 87H3782 in the Municipality of Esquimalt at elevation 14.916m.
Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species

- - denotes Lead plug
- AP - denotes Deciduous Tree type
- AC - denotes Coniferous Tree type
- - denotes Lawn basin
- - denotes power pole
- W - denotes Water meter
- W - denotes Water manhole



THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO **14P00056**

CORPORATE OFFICER

CERTIFIED CORRECT
Lot dimensions are correct
according to Land Title Office
records.

Kenneth
Ng
P1C1Y1F

Kenneth KC Ng, BCIS
Field Survey - 2 March, 2017
Dated this 7th of March, 2017.

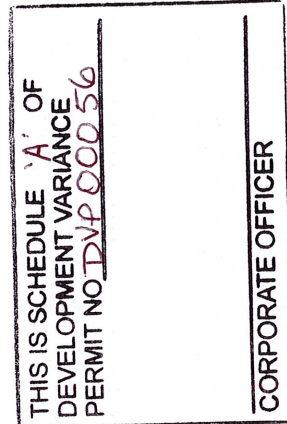
This document is not valid unless originally signed
and sealed or digitally signed with Juricant digital signature.
Info: <https://www.juricant.com>

DRAWING	TITLE:	DDECK LAYOUT - REAR ELEVATION
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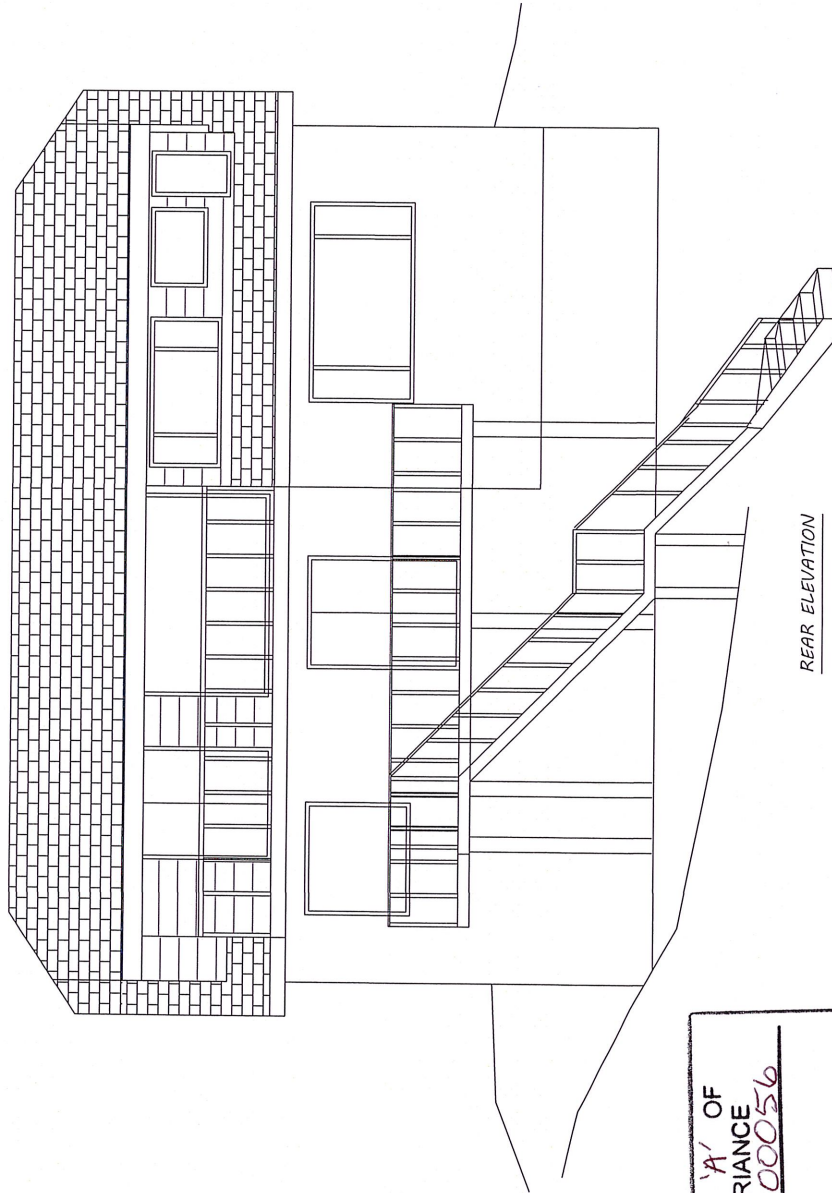
MAIN FLOOR
SCALE 3/16" = 1'-0" (11X17)
SCALE 3/8" = 1'-0" (D SIZE)



Mark Franklin
DRAFTING
Tel. 780.982.5039
Edmonton, AB



PROJECT ATTILA		DRAWING DECK LAYOUT - REAR ELEVATION	
TO THE BEST OF MY KNOWLEDGE THESE PLANS ARE DRAWN AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDERS EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN ENCLOSED DRAWING. WHILE EVERY EFFORT HAS BEEN MADE IN PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. SUPPORT DEEMED REQUIRED AND BE SOLELY RESPONSIBLE THEREAFTER.		PAGE 2 OF 3 SCALE 3/8" = 1'-0" (D SIZE) MAIN FLOOR	
FLOOR AREA'S (SQUARE FEET) MAIN FLOOR = 1037.9 SQ-FT 2ND FLOOR = 642.79 SQ-FT TOTAL = 1680.69 SQ-FT		REVISION 0 Mar.23, 2017 ISSUED FOR APPROVAL CIVIC ADDRESS: 398 CONSTANCE AVE LOT: 6 PLAN: WP61A	



THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO <u>DV P00056</u>	CORPORATE OFFICER
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